LITTLE BUNGALOWS

E. W. STILLWELL & CO.
LOS ANGELES, CALIFORNIA

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LITTLE BUNGALOWS

Twenty-five very small low cost homes. Three-, four- and five-room little Bungalows costing from $400 to $1350

PRICE 25 CENTS

E. W. STILLWELL & CO.
411 Henne Building, 122 West Third Street, Los Angeles, California

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"Le Dernier Cri"

Ethel Brooks Stillwell

The first untaught need of the savage,
The first unskilled work of his hand,
Was a shelter from storm and from ravage—
The first step by reason o'er-spanned.

And, down through the ages uncounted
Since first the dim striving began,
To the marvelous labors surmounted
That mark the far progress of man.

Though toiling with ploughshare or sabre—
Wherever his lot has been cast—
A home, at the end of his labor,
Has been his first need, and his last.

And ever, to mark his advancement,
To match his refinement of mind,
The home has its added enhancement,
Has been bettered and brightened and fined.

He has learned that in worth, not in seeming,
The fullness of life must be sought,
And into the home of his dreaming
This essence of truth has been wrought.

He has found that in fineness and fitness
Lie beauty and charm, not in show,
As his latest achievement bears witness,
The beautiful Bungalow.

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Read These Pertinent Facts About the High Cost of Building

IN the past twenty-five years the cost of building has practically doubled. The price of materials, with the addition of increasing needs, has kept pace with the advancing cost of living. The probabilities are that these will continue to increase.

A part of this may be attributed to the fact that many of the luxuries of a quarter of a century ago are now recognized necessities. Although modern sanitary plumbing is not yet found in all the houses of the comparatively poor, it should be. Houses lacking in this respect are rapidly becoming unsalable, as the vast difference good plumbing makes in the health and comfort of the family becomes more widely recognized.

Built-in conveniences of all sorts are more essential in small homes than in large, as there is so little room to spare for movable furnishings, which so complicate the labor of cleaning day. Work-saving devices for the housewife have been the last things thought of, but they are of the first importance.

Beauty in little houses formerly was an unknown quality. It was considered sufficient to *own* the four walls and roof, depending upon bric-a-brac and decorations to make it livable. Now beauty of the house itself is known to be more conducive to family happiness and of vital influence on growing minds.

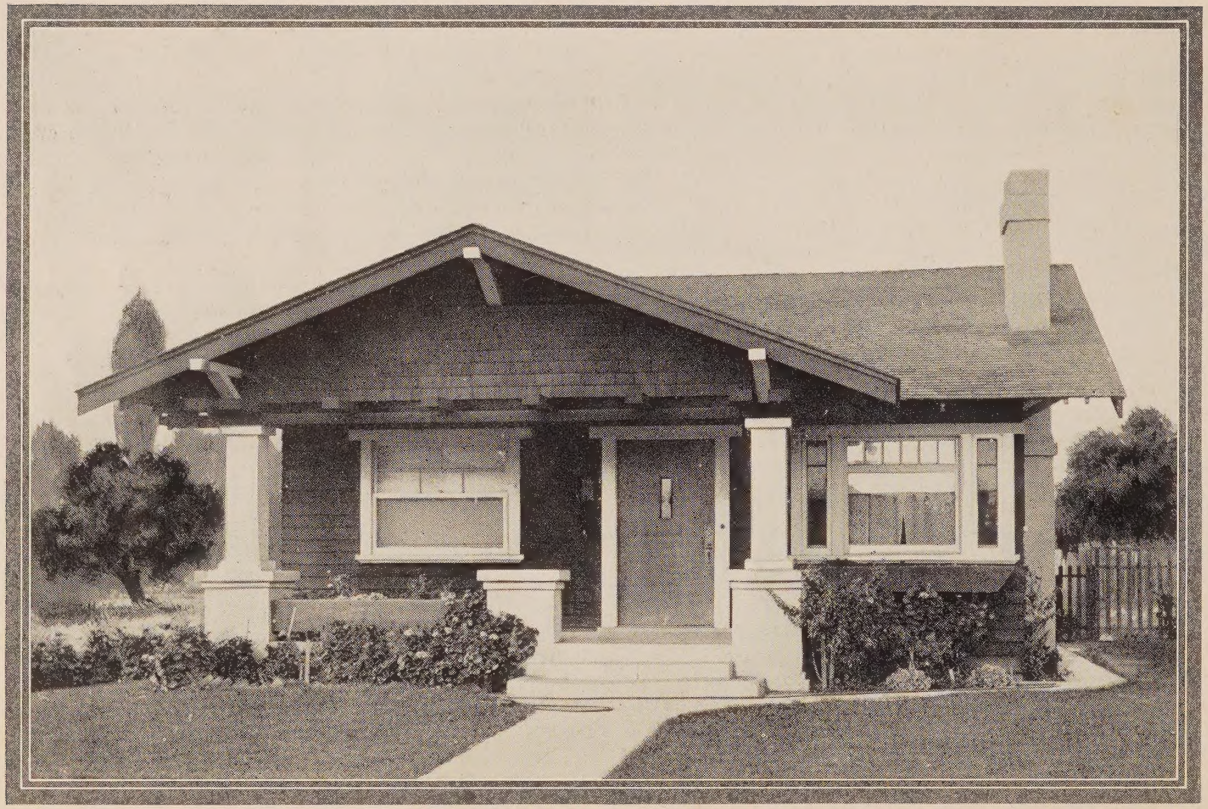
So it is that modern life increases our wants, the *number* of necessaries—even the desire for quality. How does this affect the living problem? Contrary to the general opinion, it is doubtful if the cost of homes has advanced to such an extent that it is harder to own a home than it was a quarter of a century ago. The relative *first* cost is greater only because we *live better* than ever before; the price of materials has *not* increased faster than wages. The problem now is to get *worth* for money invested.

Investment! That is the word. Modern sanitation conserves the health of the family and pays in the end. Homes fully equipped with labor-saving devices and conveniences reduce the cost of furnishing and make housekeeping an efficient business. Beauty, also, pays big dividends. It advertises a man's progressiveness—gives him better financial and social standing.

The genuine California Bungalow as represented in the following pages is the solution of the modern building problem. It is better to build a small house than to overburden a family with debt for a larger one. A beautiful small Bungalow is just as expressive of character, aims, aspirations, as a larger house. Mere size is waste of money and human effort.

Most of the Bungalows we show are fully the equals of old style houses 25 per cent larger in point of size, and actually are worth 25 per cent more in salability on account of their beauty and the efficient manner in which they simplify the home-keeping problem. Our purpose in all our work is to reduce the present high cost of building by planning Bungalows for economy of space, accessibility of rooms, and convenience; or, it may be said, to help builders secure more *value* for their money than has before seemed possible.

None of these houses can be faithfully and economically reproduced without the working blueprints. We have placed the prices very low, so that no one can afford to attempt building without them. The Bungalow Idea at its best cannot be followed out by the average builder without plans. But regardless of this, the plans will actually *save* more than they cost in time, trouble and materials.



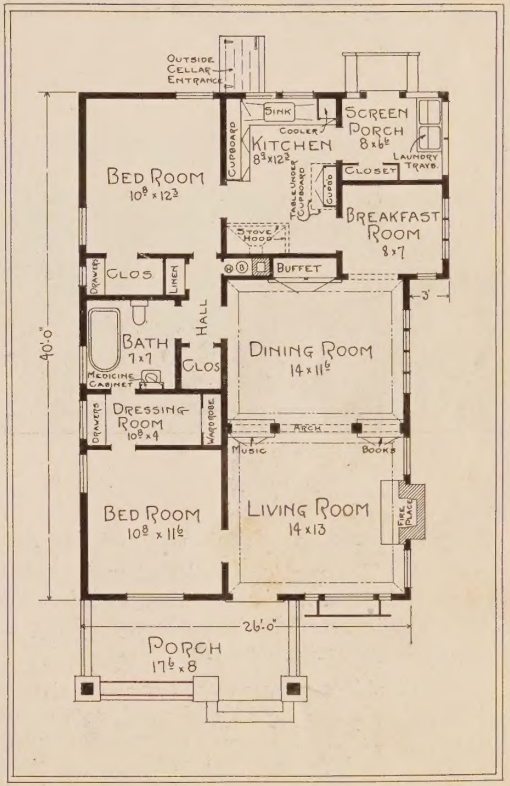
DESIGN No. 1

THIS is a larger and better class house than we had planned for this book. The design is of such exceptional merit, and the plan so well proportioned and conveniently arranged as to make it truly a model of its class. For beauty, utility, comfort and general practicability, combined with moderate cost, this design is unequalled.

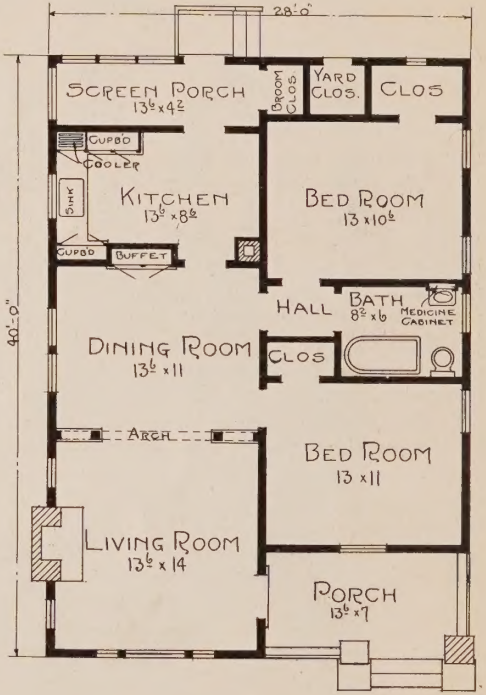
The porch has a cement floor and steps and wood columns. The outside chimney is brick with a rough stucco finish, and the roof and side walls of shingles. Flower boxes under the living room windows and at the front edge of the porch afford places for ferns or flowers after the charming California fashion. The interior arrangement is excellent and affords more conveniences than many more pretentious houses. The living room has a fireplace; and a bookcase and music cabinet are built into the arch which separates it from the dining room. Both rooms are corniced, and have the best of finish. The dining room has a beautiful buffet.

One of the greatest labor saving devices of recent years is here shown in the small breakfast room. These rooms have become immensely popular and are being built into all classes of houses. In small houses they often take the place of dining room, and in the larger ones are used for all family and informal serving, thus greatly lessening the constant care of the larger room. The kitchen has a cooler, a stove hood to carry off odors, and is unusually well supplied with cupboards. The screen porch has two stationary laundry trays and a good broom closet.

The bath room has a medicine cabinet and all fixtures conveniently arranged; and private entrance is secured through the small hall. Both bedrooms are of good size and have ample closet room, with a chest of drawers for each. The small dressing room may be used as shown, or for closet and store space, as desired. A wardrobe is provided for clothing. A hall closet and linen closet supply the extra storing room so much needed in the average house. The rear bedroom may be converted into a screen room by the substitution of Pullman disappearing sashes all around. The house has a basement large enough for furnace, coal and vegetable storage.



Cost $1785.00
Plans $10.00

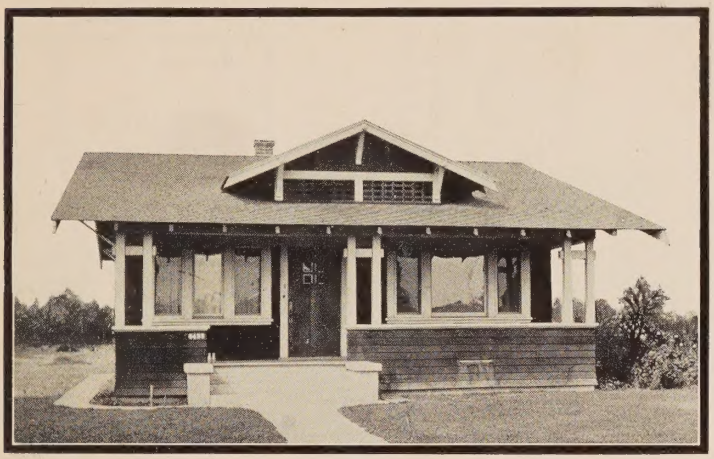


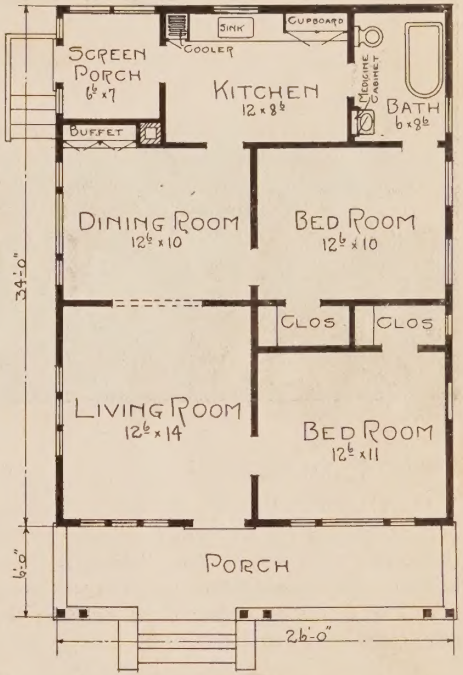
Design No. 2

This is a modest and pleasing type of Bungalow frequently seen in the West. The porch is included under the main roof, avoiding the extra expense of separate construction, and has cement floor and brick pillars. The house is covered with ordinary siding, stained, with painted surfaced trim, and composition roof.

The inside arrangement is convenient, and the finish of the best. The fireplace, arch and buffet add much to the appearance and comfort of the living rooms; the kitchen has a cooler, and ample cupboard space. An especially good feature of this house are the yard and broom closets, furnishing store space for garden tools and all manner of useful but unsightly objects. An exceptionally pleasant and "livable" home for a small family.

Cost $1350.00
Plans $10.00



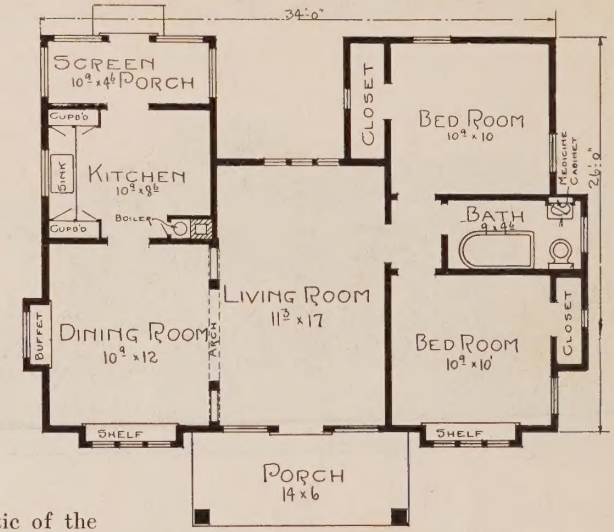


Design No. 3

An attractive design for a small Bungalow. The porch, extending under the main roof the full width of the house, is an excellent feature, and in mild weather gives almost the service of an outdoor living room, as its size is generous, and the solidly enclosed railing gives somewhat more privacy than the open or latticed types. The house is covered with lapsiding, with white surfaced trim and porch posts, and a good shingle roof. The steps are of cement, the most durable, sightly, and easily cared for of any material for this purpose.

The interior is well planned and splendidly lighted. The living room has two sets of three-window arrangements, and the dining room and front bedroom have the same feature, with large center glass, giving plenty of light and ventilation. The medicine cabinet, placed over the bath room lavatory, is a convenience that can hardly be over-estimated in a small house.

Cost $1295.00
Plans $7.50



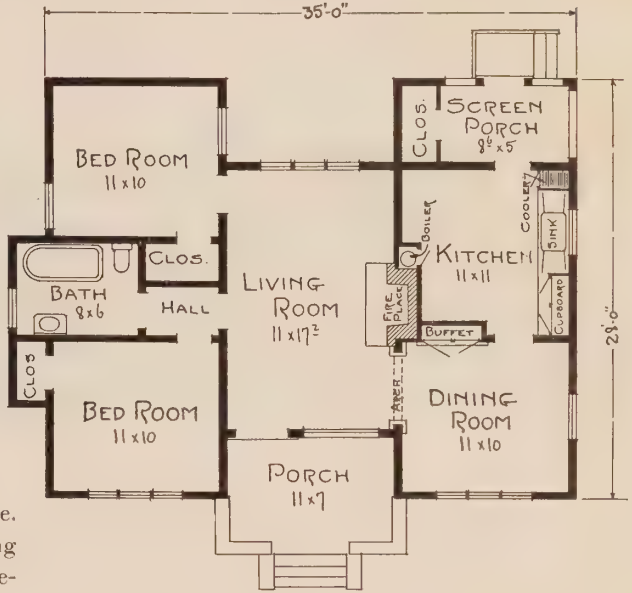
Design No. 4

This Bungalow has the inviting wide, low-roofed effect so characteristic of the last developed type. It is particularly suited to wide, shallow lots, or large spaces, but looks well anywhere. The outside construction is of shakes, with surfaced trim, composition roofing and cement porch.

The spacious living room extends through the center of the house, a deservedly popular arrangement, the double exposure giving an unusually pleasant aspect to the living room, which is really the most important room in the house. The windows in the rear, open upon a small court which can be made a show feature of the place by proper planting. Make this court accessible by using the full length French windows, and it will serve as a sheltered outdoor sitting room when weather permits.

The interior conveniences are many, including good closets, kitchen cupboards, medicine cabinet, buffet and screen porch.

Cost $1350.00
Plans $7.50

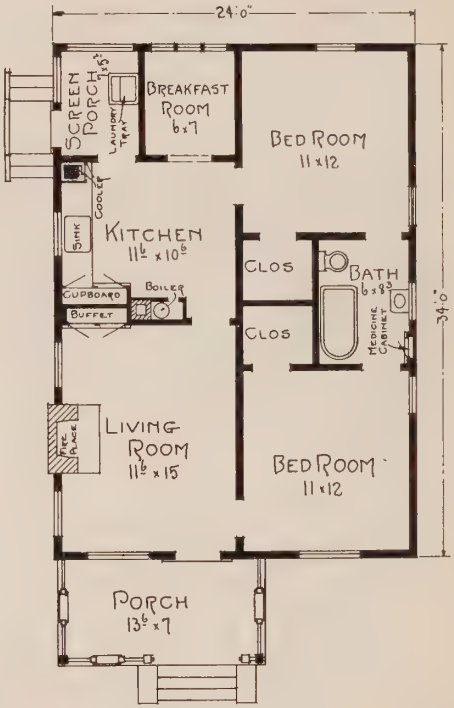


Design No. 5

This house is of the same general style as that on the opposite page. It is set slightly higher, but has the same broad, low effect and inviting appearance. It has shingled and stained side walls, composition roof, cement porch floor and steps, and brick pedestals capped with cement.

The double exposure of the living room with casement windows opening upon a court, gives an effect of cheerfulness hard to acquire in any other way, and a handsome fireplace of brick adds much to the general comfort and appearance of the room. The screen porch has a convenient closet which can be used for miscellaneous storage. There are also good closets for each bedroom, a buffet in the dining room and excellent kitchen fixtures.

Cost $1350.00
Plans $7.50



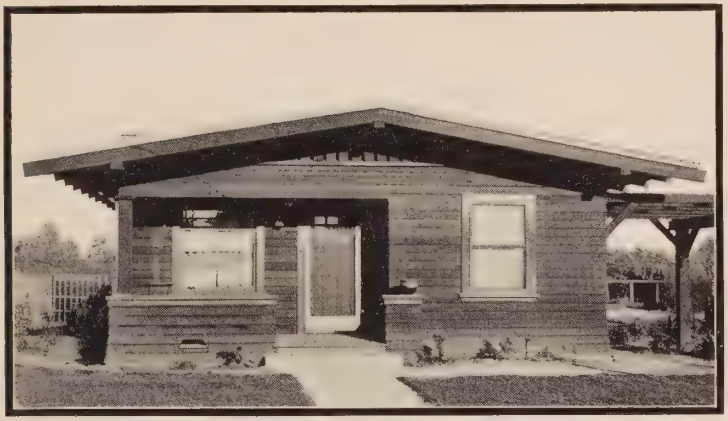
Design No. 6

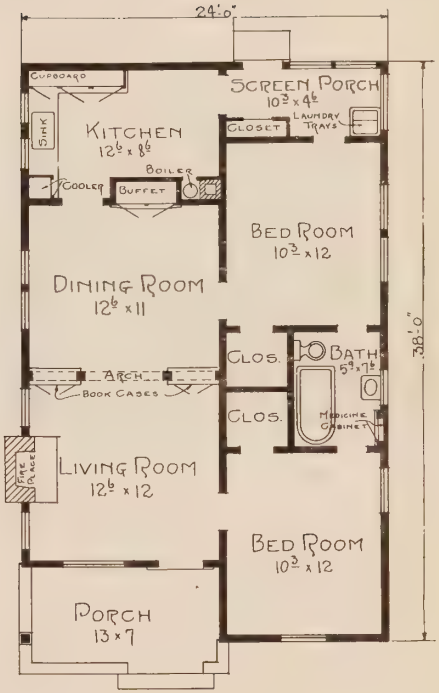
This style of Bungalow is proving very popular. The flat front effect is broken by a gable which gives more variety and distinction than is often found in such small houses. The porch is roomy and pleasant. It has a cement floor and steps with brick ends. The Bungalow has walls of siding and a composition roof.

One of the leading interior features is the small dining or "breakfast" room. These small rooms are fast becoming popular, and where expense must be considered, meet the extra room problem very nicely. They serve all purposes of informal or family use, avoid the serving of meals in either the kitchen or living room, yet occupy very small space in the house plan. The living room has a buffet and may be used as a dining room on the special occasions when the breakfast room is too small.

The stationary laundry tray on the screen porch is a great convenience, and the closets are larger than are ordinarily found in small houses. The fireplace is of brick.

Cost $1200.00
Plans $7.50



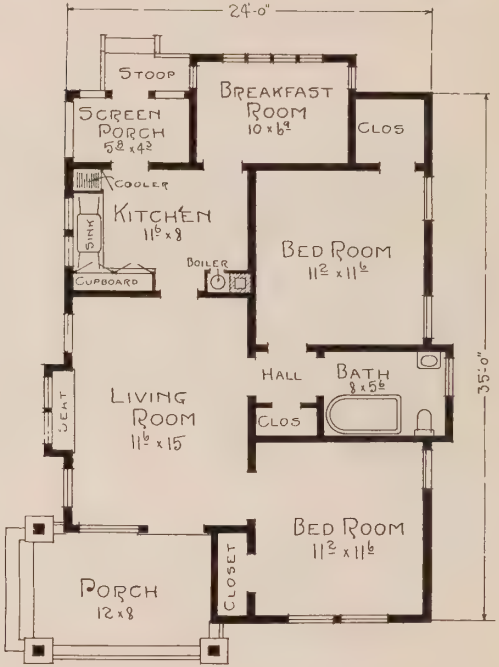


Design No. 7

This house is of excellent proportions, well suited to a narrow lot, and generally conceded to be the cheapest in construction for the amount of room secured. It has a good corner porch with wood floor and railing, walls of resaw rustic siding and composition roof. Shingles or shakes could be used for this house with probably better effect, though at some extra expense. A pergola at the side adds to the appearance.

The interior general plan is so popular that it has become almost a conventional five-room arrangement. The living room has a good fireplace, and is seperated from the dining room by an arch with built-in bookcases. The dining room has a buffet and the kitchen is well supplied with cooler and cupboards. A closet and laundry tray add to the convenience of the screen porch.

Cost $1200.00
Plans $7.50

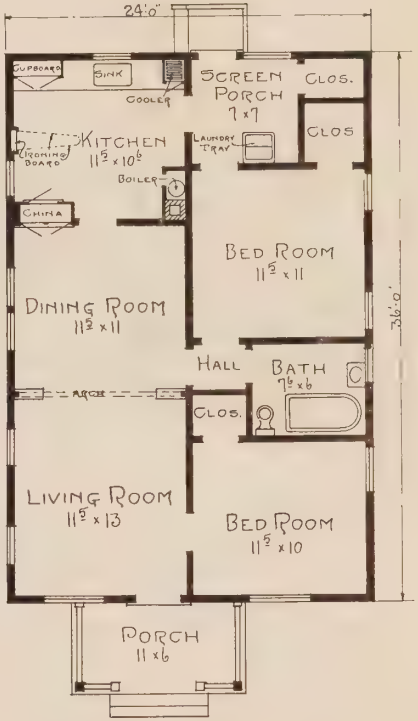


Design No. 8

This little house has the broad, low-roofed construction so popular in houses where expense must be kept down, yet good appearance not sacrificed. The roof projects slightly to cover the cement floored porch, which is made more private and a little "different" by the side entrance. The porch wall and pedestals are of brick, the house walls of siding and the roof shingles.

The living room is large and well lighted, and has a broad, comfortable window seat. The kitchen fixtures are convenient, and a breakfast room takes the place of a dining room, as is increasingly often the case in small houses; this saves the extra labor and inconvenience of serving in the living room except on those rare occasions when the breakfast room is too small to seat the company. The bath has a closet for linen or extra clothing.

Cost $1150.00
Plans $7.50



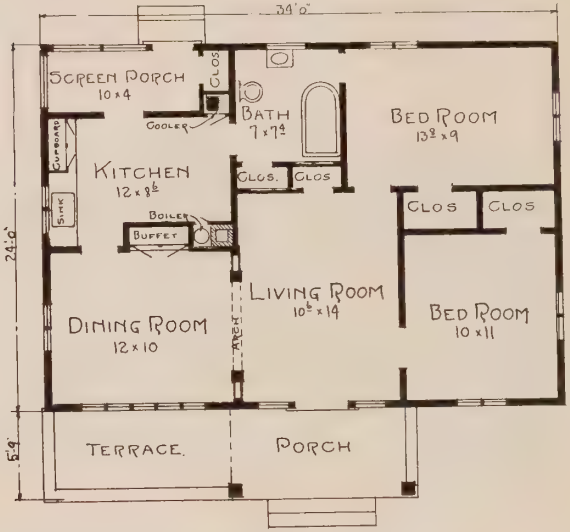
Design No. 9

A popular design of the rectangular shape which insures the greatest amount of room for the money expended. It has a flat composition roof, with a built-out porch roof of symmetrical proportions. The porch columns and floor are of wood.

The dining room and living room are both of comfortable size, and are separated by an open archway, with exceedingly good effect. The dining room has a china cabinet which opens through into the kitchen—a great labor saver. The kitchen has a cooler and cupboards, and a solidly built-in ironing board which folds and disappears into a small cupboard. The window provides excellent light for it. Built-in ironing boards are a deservedly popular feature of the newer houses, and can be placed in any of our kitchens where there is sufficient wall space to accommodate them.

The screen porch has a closet and a laundry tray, and there is a good closet for each bedroom.

Cost **$1100.00**
Plans **$7.50**

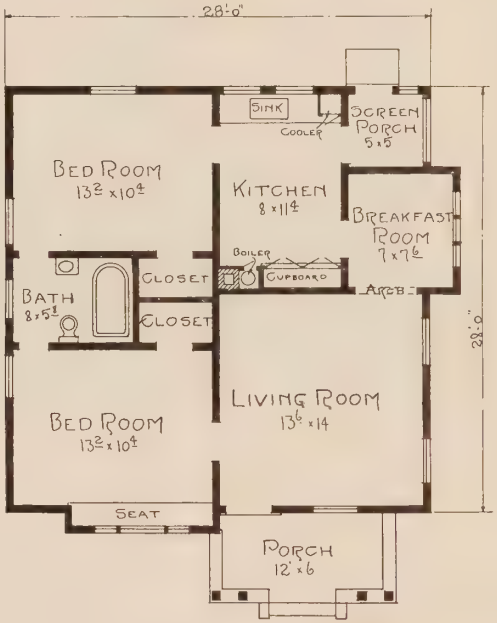


Design No. 10

A simple but attractive design of the broad-front type. The porch proper is small, but extends to one side in an uncovered terrace, giving ample space. The group of windows form a decorative outside feature, and serve as well for splendid inside light. Walls are of stained shakes, trim of painted surface material. Composition roof and cement porch floor.

The inside plan is convenient and sensible. All space is utilized and there are an unusual number of closets, those in the screen porch and bath room being particularly desirable. The dining room has a fine buffet, and is separated from the living room by an open arch way, which gives an impression of added space to both rooms. The large proportion of glass in the entrance door furnishes added light for the living room and is a pleasing feature.

Cost $1100.00
Plans $7.50



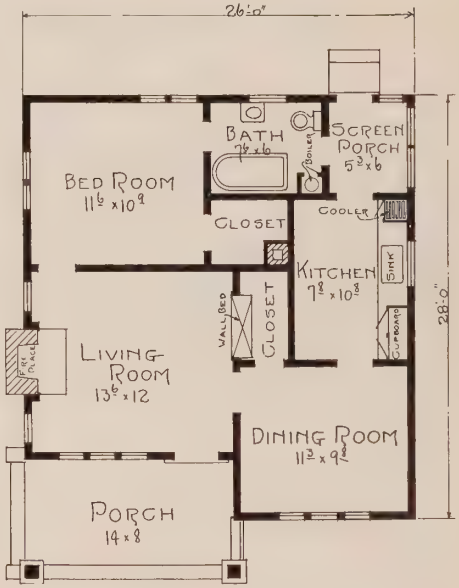
Design No. 11

A good example of the flat roof and gable style, so often seen in the small or medium class houses. The porch columns, floor and solid railing are of wood. The plain dark stained house walls are relieved by white painted trim.

The bedrooms are large and each is provided with a closet and bathroom entrance. The living room is commodious, and has an arched opening into the small breakfast room that has so rapidly gained favor in serving all purposes of a dining room with a minimum of space and a decided lightening of labor as well as expense.

The kitchen is conveniently arranged and supplied with a roomy cupboard. It opens on a small screen porch.

Cost $1100.00
Plans $7.50

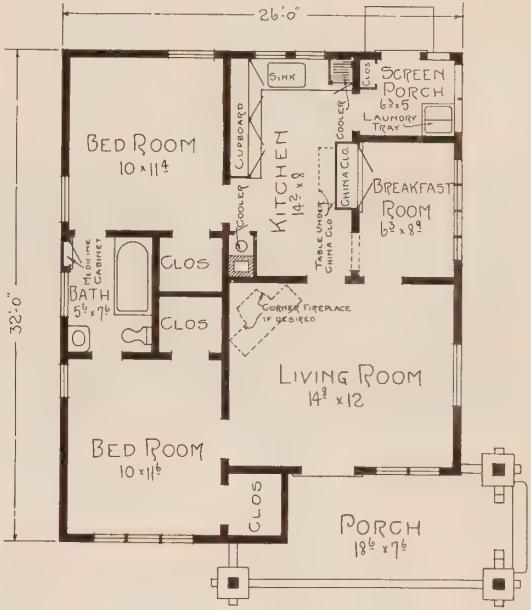


Cost $1035.00
Plans $7.50

Design No. 12

A design of particularly fine lines and attractive appearance. The composition roof extends over the cement-floored corner porch, and is supported by wood columns upon brick pedestals. The outside chimney and porch walls are also of brick, and the house walls of shakes. An unusual but pleasing effect and more privacy to the porch is secured by the side entrance.

The wall bed and closet make the living room instantly convertible into a sleeping room, for either constant or occasional use. The fireplace is of an excellent design. The bedroom has a good deep closet, and the bath room may be entered from this room or the screen porch. The kitchen has a cooler and roomy cupboard.



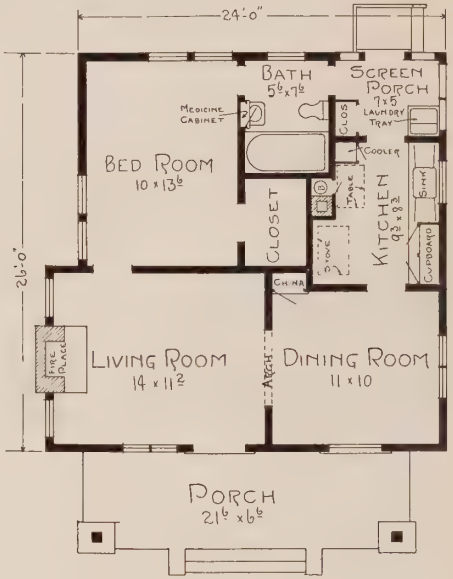
Design No. 13

A graceful and pleasing design. It has an extended corner porch of cement covered concrete, with porch walls and pedestals of the same material, and the columns and railing of wood. Entrance is at the side. The roof is composition, and the side walls may be of shakes as shown, or if desired, shingles or siding may be substituted with equally good results.

The living room is a large, well-lighted, pleasant room. The fireplace is not included in our plans, but may be easily added if expense warrants. The breakfast room has a china closet built out into the kitchen. Under this the kitchen table is conveniently placed for ordinary use. It may be moved out into the room when desired. There is a cooler and ample cupboard space.

Three large bedroom closets are provided, and a small one off the screen porch. A laundry tray and medicine cabinet are also among the conveniences found in this eminently satisfactory plan.

Cost $1200.00
Plans $7.50

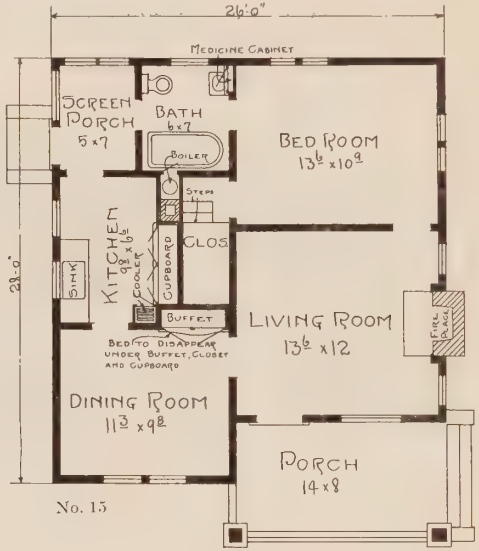


Design No. 14

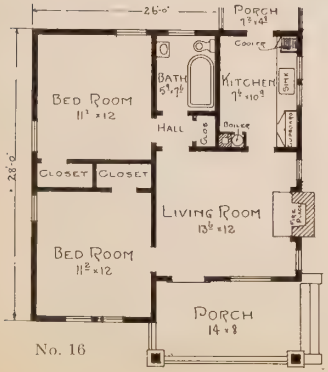
A low, flat composition roof, with an extension to cover the spacious porch, heavy cement covered concrete pedestals, chimney and porch floor, and good windows, characterize this design.

The interior plan is compact, and every inch of space is utilized. A fine fireplace is the main feature of the living room, which has an arched opening into the dining room. The bath is provided with a built-in tub with square corners, which simplifies the cleaning problem almost to a vanishing point. A medicine cabinet, china closet, broom closet and laundry tray are conveniences well worth careful consideration. The bedroom closet is unusually large for a small house.

Cost $1000.00
Plans $6.00



No. 15



No. 16

Design Nos. 15 and 16

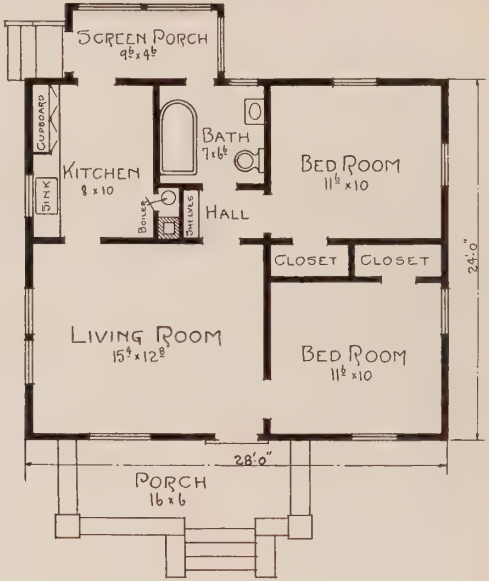
A well-proportioned and neat appearing design of exceptional merit. The corner porch has a cement floor with brick side walls and pedestals, and side entrance. The railing and columns are of wood and the roof composition.

We have two floor plans for this house, to meet differing requirements. The first plan has but one bedroom, but there is a Holmes patent disappearing bed in the dining room, which serves the purpose of an extra room admirably. The closet, buffet and kitchen cupboard are built over the space occupied by the bed.

In plan No. 16, the dining room gives place to a second bedroom, and the screen porch is built out at the back. It has three closets. Both plans have kitchen cupboards and coolers, and the same handsome fireplace.

Cost No. 15.....$1055.00
Plans $6.00

Cost No. 16.....$1000.00
Plans $6.00

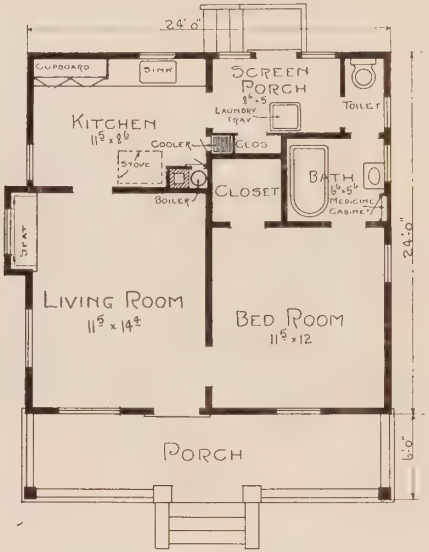


Design No. 17

A very comfortable small house, of neat design and tasteful appearance. The porch walls and columns are of the popular cobble stone work capped with cement. The floor is of wood. Rough siding covers the walls and the roof is of shingles.

The large living room is a good interior feature. As it must serve also as a dining room, the space is well given up to it. The kitchen is well arranged and fitted with roomy cupboards. The linen shelves in the hall are a convenience much to be desired. While the hall occupies a little space, it serves to give privacy to the bath room.

Cost $1000.00
Plans $5.00

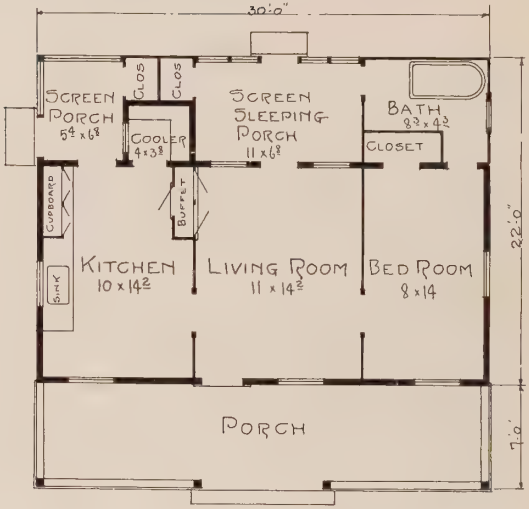


Design No. 18

For a small house this design is an excellent one. It has the appearance of a larger house, and the construction is substantial and well planned throughout. The walls are of rough siding painted or stained, and the trim of surfaced lumber. The shingle roof extends over the porch, which is of wood.

The bedroom is a good size and well ventilated, and has a large closet. A window seat adds comfort and cosiness to the living room—necessarily the largest room in the house—and the arrangement and the kitchen fixtures are good. The screen porch has a convenient closet, and a stationary laundry tray, which does away with much lifting and carrying of water and heavy tubs. Many people prefer to have the toilet separate from the bath, and it is here placed on the screen porch.

Cost $950.00
Plans $5.00

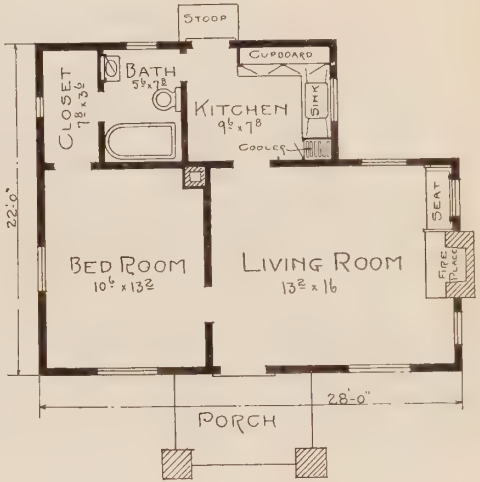


Design No. 19

This is a broad, low-roofed ranch house, well suited to that purpose, though equally satisfactory in other situations. The main walls are studded, but partitions, etc., are as shown by the narrower wall lines, of "California" board and batten construction. A shingled roof covers the comfortable, full-width porch. The open-panel railing is both simple and pleasing, and secures a desirable effect of privacy to the porch.

The kitchen is of good size and well provided with cupboards and an unusually commodious cooler. The buffet opens into both the kitchen and the living room, so that meals may be conveniently served in either room at will. The screen sleeping porch is an excellent feature, and may, if desired, be fitted with sash for stormy weather. There is a closet for each sleeping room and one for miscellaneous storage. The plumbing includes bath tub and sink, but no toilet or lavatory.

Cost $650.00
Plans $5.00

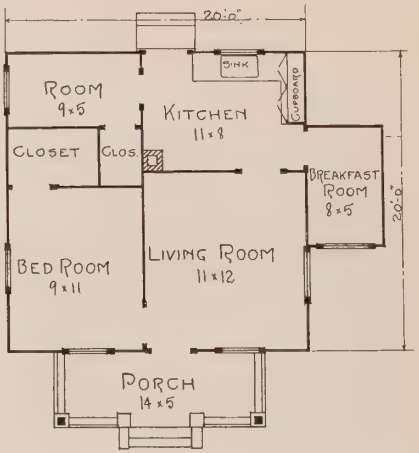


Design No. 20

Cost $750.00
Plans $4.50

An inviting and comfortable little home of the broad-front variety, having the long roof relieved by a projecting porch. The porch columns are of brick and cobble stones laid up together with a novel but decidedly good effect. The porch floor is of cement, and the side walls and roof of shingles.

The large living room is one of the best interior features. It has a fireplace of good design, and a comfortably wide window seat. There is ample space for a dining table in this room. The bedroom is of good size, and the kitchen conveniently planned with cooler and cupboards. The bath room may be entered from the kitchen or from the bedroom through the closet.

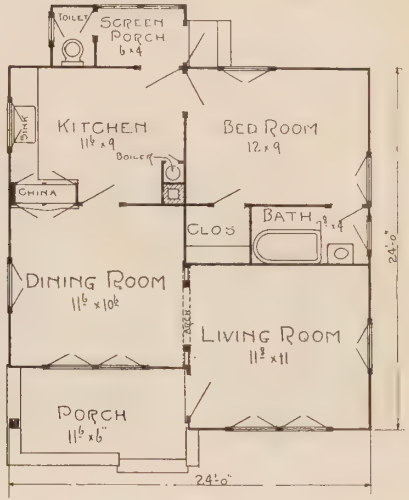


Design No. 21

An exceptionally good appearance for so inexpensive a house is secured in this design. The porch is under a gable roof supported by columns of surfaced material, and has an open railing and wood floor. The house proper is of boards and battens, with a good shingle roof, and excellent attic ventilation.

The interior plan provides for one of the small breakfast rooms that are so rapidly gaining in popularity. This serves practically the whole purpose of a dining room in a small house, yet occupies very little space. If desired a door may open into the living room, thus avoiding the necessity of passing through the kitchen. No plumbing is planned for this house, except the kitchen sink, but the small room off the kitchen may easily be fitted with bath fixtures when desired, or may be used as a child's bedroom or for storage.

Cost $450.00
Plans $4.00

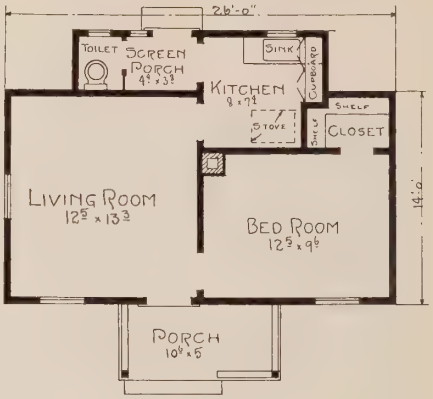


Design No. 22

Houses that are both attractive and inexpensive are not numerous, but this design combines both points successfully. It has the popular corner porch, with wood floor, side walls of boards and battens with a lower course of rough resaw siding, and a shingled roof. The two groups of casement windows give a marked effect of cheerfulness and comfort to the exterior as well as the interior of the house.

The inside arrangement is ideal for a small family. The living room and dining room, both of fair size, are separated by an open arch, giving an air of breadth and spaciousness to both. All windows in these rooms are of the charming casement style. The buffet or china closet opens through into the kitchen, so that dishes or food may be easily placed in from one side and taken out at the other.

Cost $750.00
Plans $4.50

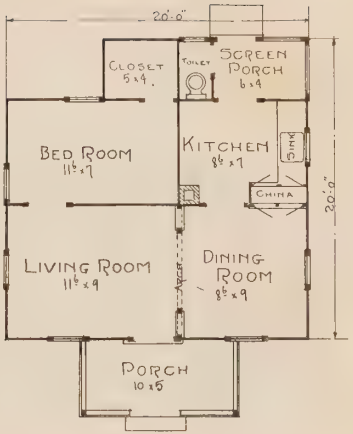


Cost $400.00
Plans $3.50

Design No. 23

A well-built, substantial and sensible small house. It has the popular stained shake wall construction, a composition roof and an extended front porch supported by wooden columns and cross beams. The trim is of surfaced material painted white. The large glass in the door provides extra light for the living room.

The living room and bedroom are of good size, and the closet has extra shelf space that will be found most convenient. No bath room is provided, but there is a toilet located on the screen porch. The kitchen has a sink and built-in cupboards. The chimney is so located that it may be used from any of the principal rooms.

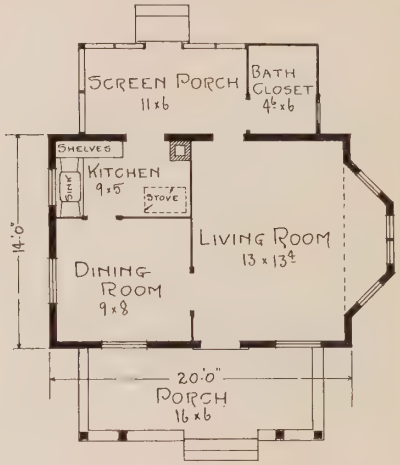


Cost $300.00
Plans $3.00

Design No. 24

A design that secures the most of comfort, utility and attractiveness at the least possible expense. The side walls are of "California" board and batten construction, suitable for mild climates. The roof is of shingles and has an extension to cover the porch, which has a wood floor, plain railing and wooden columns.

The internal arrangement is admirably adapted to the needs of a small family. The bedroom has an excellent closet. The living room, of fair size, opens through an archway into the small dining room. A toilet is located on the screen porch, which, with the kitchen sink, is the only plumbing provided. The china closet opens into both kitchen and dining room—a very convenient feature.

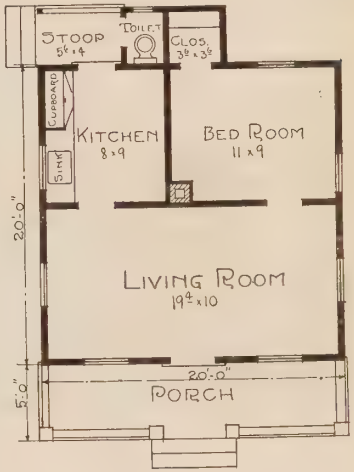


Design No. 25

Cost $375.00
Plans $3.00

A small but meritorious design and one which can be very cheaply built. The outside walls are of shakes. The shingle roof has an extension to cover the porch. The porch floor and pillars are of wood and the railing of shakes stained to match the house. The bay windows at the side give attractiveness to the exterior, as well as added width and charm to the living room.

The inside space is necessarily limited, but there is a good living room which may be used as a sleeping room also. The small dining room is really a part of the kitchen, but separated from it by a six-foot wainscoting that gives privacy to each part, with the airiness of larger rooms. The screen porch is large enough to accommodate a single bed or cot, and still serve for the ordinary work and store place. No plumbing except the kitchen sink can be provided, but a bath closet insures privacy, and fixtures may be installed if desired.

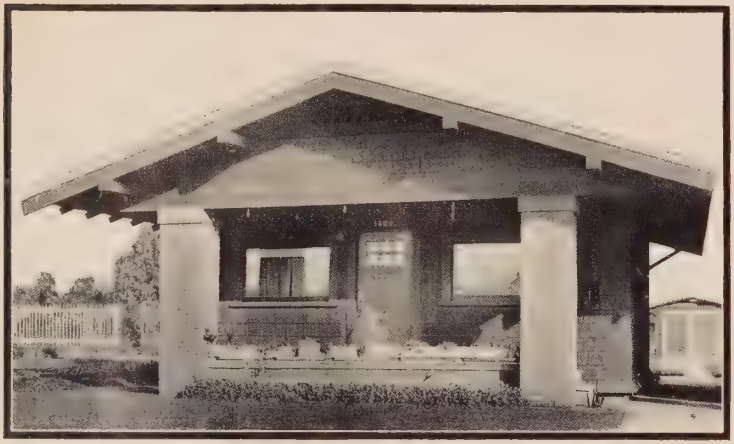


Cost $400.00
Plans $3.00

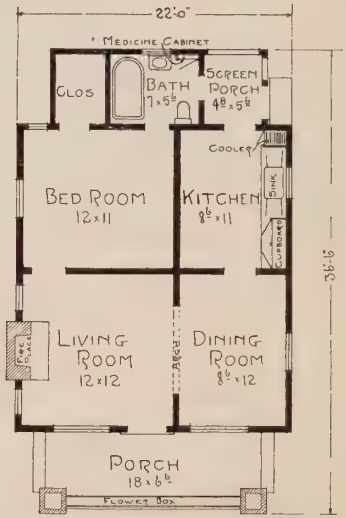
Design No. 26

A small but practical design, and one which appears well. The full width porch has a shed roof supported by brackets, a wood-work railing and wood floor. The walls are of lap siding with surfaced trim, and the roof of shingles. Artistic planting adds much to the inviting appearance of this as of any small home.

The main interior feature is the large living room. This, if desired, may be easily arched across at the kitchen end, giving a small dining room. The kitchen has a sink and cupboards, and a toilet is provided on the screen porch.



No. 27 No. 28



Cost No. 27.....$1000.00
Plans $4.00
Cost. No. 28.....$1000.00
Plans $4.00

Design Nos. 27 and 28

The larger cut shows in detail, one of two designs for this excellently planned house. It has a gable roof of white asbestos composition roofing, with exposed rafter ends, which extends over the porch. A narrow flower box extends the full width of the porch. The porch floor is of wood, with brick columns and side entrance. The alternate exterior is different only in the roof, which has the gable at the sides instead of front and rear.

The interior arrangement is compact, and carefully planned for both utility and beauty. There is an arched opening between living room and dining room, which adds much to the effect of both rooms. The living room has a brick fireplace. The bedroom has a large closet, and the kitchen a cooler and cupboard. A medicine cabinet is planned for the bath room. The small cut shows the two exteriors as built close together on a sixty-foot lot, with one walk serving both houses. An excellent way of building for rent, or for closely related families.

Cost of Building Bungalows

The cost of building our Bungalows in cold climates, and in some warm climates, has been considerably more than our estimates. The reason is found to be due, not to any higher cost of the Bungalow style, but to local conditions. Some of the peculiar local considerations, which absolutely determine the cost, are: (1) day cost of labor; (2) hours of labor; (3) quality of workmanship obtainable; (4) contract or no contract; (5) competition; (6) owner's requirements as regards quality throughout; (7) weather conditions which hamper or facilitate work; (8) soils; (9) climatic conditions determining the questions of double floors, sheathing, insulating materials, etc.; (10) size of basement, if any, etc.

Our estimates are about the *average* for the Pacific Coast, without any changes in plans. If cost is of first consideration, you should have your builder figure them *from the working blue prints.* Stretch your appropriation a little, if necessary, to get what you want. A home is worth more than money or lands to you, and the average home is built for a lifetime, so it pays to get what you want even at a temporary sacrifice. But *insure* the best results for your money by getting complete, reliable plans.

Bungalows in Hot Climates

Bungalows shown in this book are perfectly suited to hot climates without any changes whatever. Wide, projecting eaves shield the walls from the intense rays of the sun. Plenty of windows afford necessary ventilation. In the flat-roofed houses the ventilation of attics is provided for, and most of the other higher attics are treated the same.

Winter Proof Bungalows

We've been planning Bungalows for every part of this country and Canada for many years. The Bungalow is not an experiment. The fact that the genuine Bungalow essentially is Californian in *style* does not make it impractical for construction in cold climates. We've planned thousands of them and *know* they are *more comfortable* than most of the old style cottages. The *adaptability* of the Bungalow is the secret of its wonderful popularity. In cold climates it is necessary to lay deep foundations, dig a cellar, double the floors and outside walls and make tight joints everywhere. These additions do not in the least alter the appearance or convenience, but of course will add materially to the cost. Even then, Bungalows are cheaper than old style houses having the same conveniences and grade of materials.

What You Get for Your Money

At the prices mentioned in this book, we furnish a *complete* set of architect's plans. They are worked out with the greatest and most extreme care, because we realize the fact that it is necessary if Builders are to get the *best* results for the Owner's money.

All plans are made as follows:

General Plans include Foundation Plans, Floor Plans and Four Sides. Every dimension is accurately figured and marked. The location and size of windows, doors, electric lights, switches, etc., are given.

Details are made mostly three times as large as general drawings. They include fireplaces, seats, bookcases, arches, buffets, linen cabinets, kitchen cupboards. We give half size window frame details, showing style of outside and inside finish, and extra interior finish sheets when necessary.

Specifications supplement the plans. They specify the general conditions of a contract, all masonry, sand, mortars, fireplace, lath and plaster framing, sizes of timbers, floors, outside and inside finish, fixtures, sashes, doors, hardware, electric wiring, plumbing, painting, and other details.

We do not furnish itemized lists of materials. Your builder can easily make his own list from blueprints and specifications.

We've made the plans so good and the prices so low that you will be the loser in trying to do anything without them. See our guaranteed money back offer on the next page. If you want a better home than your neighbor's, don't take any chance—get the plans and if you don't like them they cost you nothing.

Changes in Plans

Any of these plans will be sent reversed. In some instances the frontage of the lot makes this necessary. There is no charge for this.

Minor changes can be made without affecting the practical working out of the plans. But these changes cannot be made on our negatives. Arrange little alterations with your builder.

If in doubt about changes, we will be glad to offer free advice.

If extensive changes are desired, you will save time, trouble and materials by having us make new plans. The making of large numbers of blueprints from negatives is comparatively cheap, but the cost of making a whole set of tracings for plans is about three times the foregoing prices. Sometimes merely an extra floor plan or so will do, and in such cases we charge only for the extra work in our drafting department.

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The Wrong Way to Save Money

Most people have quite definite ideas about what they want, but know very little about the real problems of construction. Pictures are deceptive when it comes to actual constructing without drawings which specify. Don't expect your builder to copy from a picture, because at best the results are always disappointing. To follow crude drawings and pictures is to invite disaster on account of extra cost for changes, mistakes in design and imperfect construction.

Loosely drawn, insufficient plans and lack of definite agreements are the real causes of all *differences* and *disappointments*. Both you and your builder may be in perfect accord at the start, but he must increase the cost to you when you ask him to put in those "extras" which you *thought* you would get as a matter of course, but which are not definitely mentioned in any form. This is the usual condition and unscrupulous contractors take advantage of it to the fullest extent. You can't save a cent by doing without plans. You lose.

The Right Way to Save Money

Do you appreciate the Dollars and Cents value of Insurance—fire, life, sickness, accident? There is far more reason for spending money on plans because the returns are immediate and sure. You get your money back at once in the *added value* of your house; you insure the *safety* of the money you have worked so long to save.

A good set of plans is building insurance. It is a policy which prevents differences, because the Owner knows what to expect of the Builder and the Builder knows he will be relieved of the responsibility of guessing as to what the Owner wants. Our plans prevent dishonesty in construction and give the honest contractors a fair show against dishonest competitors. A builder can well afford to pay for the plans himself in order to secure satisfied customers.

This insurance policy guarantees a house just like the picture. The little things which make up an attractive whole are all-important. A single mistake may make a botch of a job. Our insurance policy prevents mistakes and accidents of design.

Building is too often a gamble—the Owner usually is only partly satisfied and the contractor wins or loses, according as to whether he has added enough for "extras" or not. We are constantly receiving letters from experienced builders who have used our plans, proving that they make it *easier* and more *profitable* to everybody. Architect's plans are not an extra expense. *They save money* in the end.

Women have more business sense than men who start to build. They buy a good dress pattern to save materials in cutting, to know that the gown will fit right and will look attractive when done.

Stillwell Bungalow Plans are house patterns and building insurance.

Sometimes the right way to *save* a big sum of money is to *spend* a little.

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Any contractor who knocks our plans is ignorant either of the class of work we do, or of the whole purpose and scope of house planning. Our method we believe to be entirely new, and if given a fair consideration will overcome every prejudice. We protect you from losing money on plans by offering to refund *all* your money if you return them in good condition.

This money-back has a double value:

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(2) It gives you a chance to have the actual cost figured without losing the price of plans if it proves more than you can afford to spend.

Plans in this book are guaranteed absolutely complete as represented. If you don't like them—if you don't think they will save their cost in time alone, or in materials—if they are not as good as you can get elsewhere at any price, we will refund your money. Under this guarantee you may keep the plans five days, study them, figure the cost, and get your money back promptly or exchange them for other plans.

Terms

Our prices are the same to all—to the builder of a dozen houses and to the man who builds one at a time. Each set of plans is a work of itself, and the prices are as low as is consistent for good service; therefore no discounts are allowed. We send plans for selection only upon payment of the full list prices. Telegraph or C. O. D. orders will be promptly filled. It is our aim to deliver plans within 24 hours of the receipt of every order.

How to Order

Mention the number of the House, Little Bungalows, and page number. Do not tear out the page or mutilate your book. Remittances must accompany orders or plans will be sent C. O. D.

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